



Factors Influencing Planning Of Townsend New Town

CA24N Hφ
- 76T56

This brochure contains seven maps outlining key influences — both natural and man-made — which will affect land use planning for the New Town of Townsend.

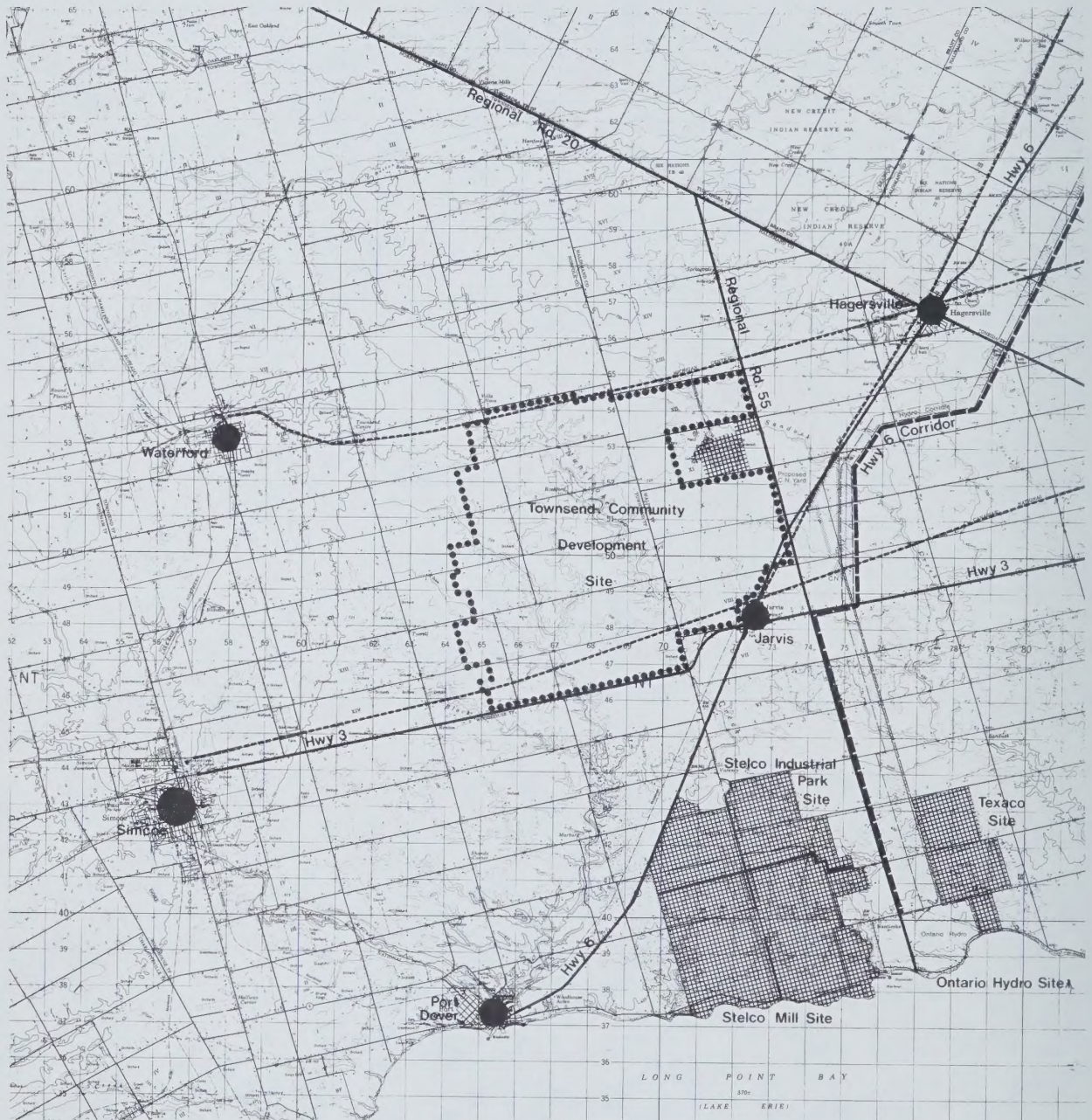






Ontario
Ministry of
Housing




Townsend Community
Development Program

March, 1976

Planning Context



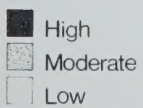
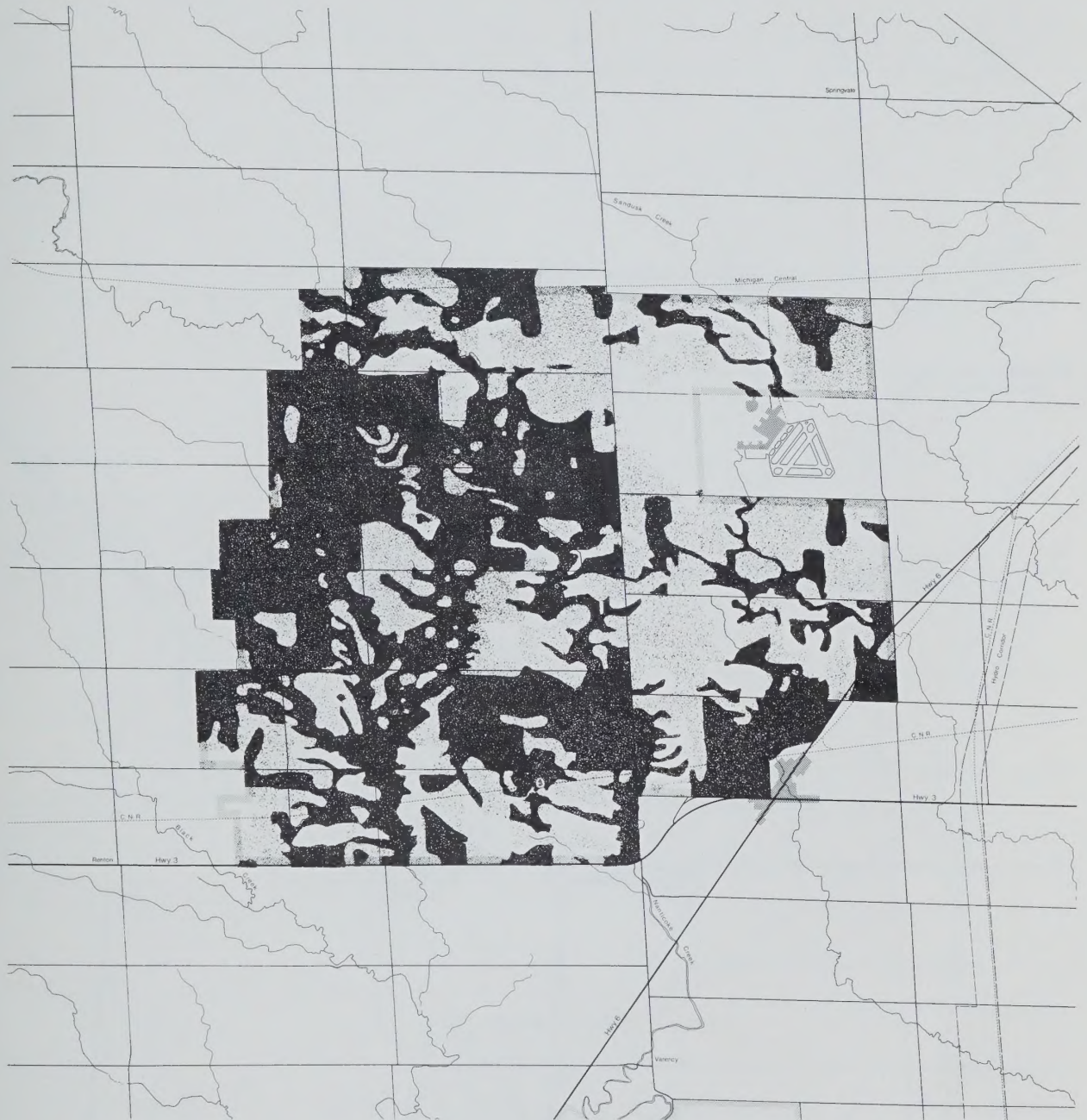
-  Employment Areas
-  Greenbelt
-  Indian Reservation
-  Existing Towns

-  Highways
-  Railways
-  Hwy 6 Corridor










Priority Areas for Agricultural Use

Preliminary Appraisal



Cultural and Historical Constraints for Development









-  Known Archaeological Sites
  Study Area for Other Possible Sites
  Major Grouping of Historic/Architectural Buildings
-  Significant Historic Saw Mill
  Former Mill Pond
-  Significant Historic/Architectural Buildings
-  Important Historic/Architectural Buildings



Biotic Constraints for Development



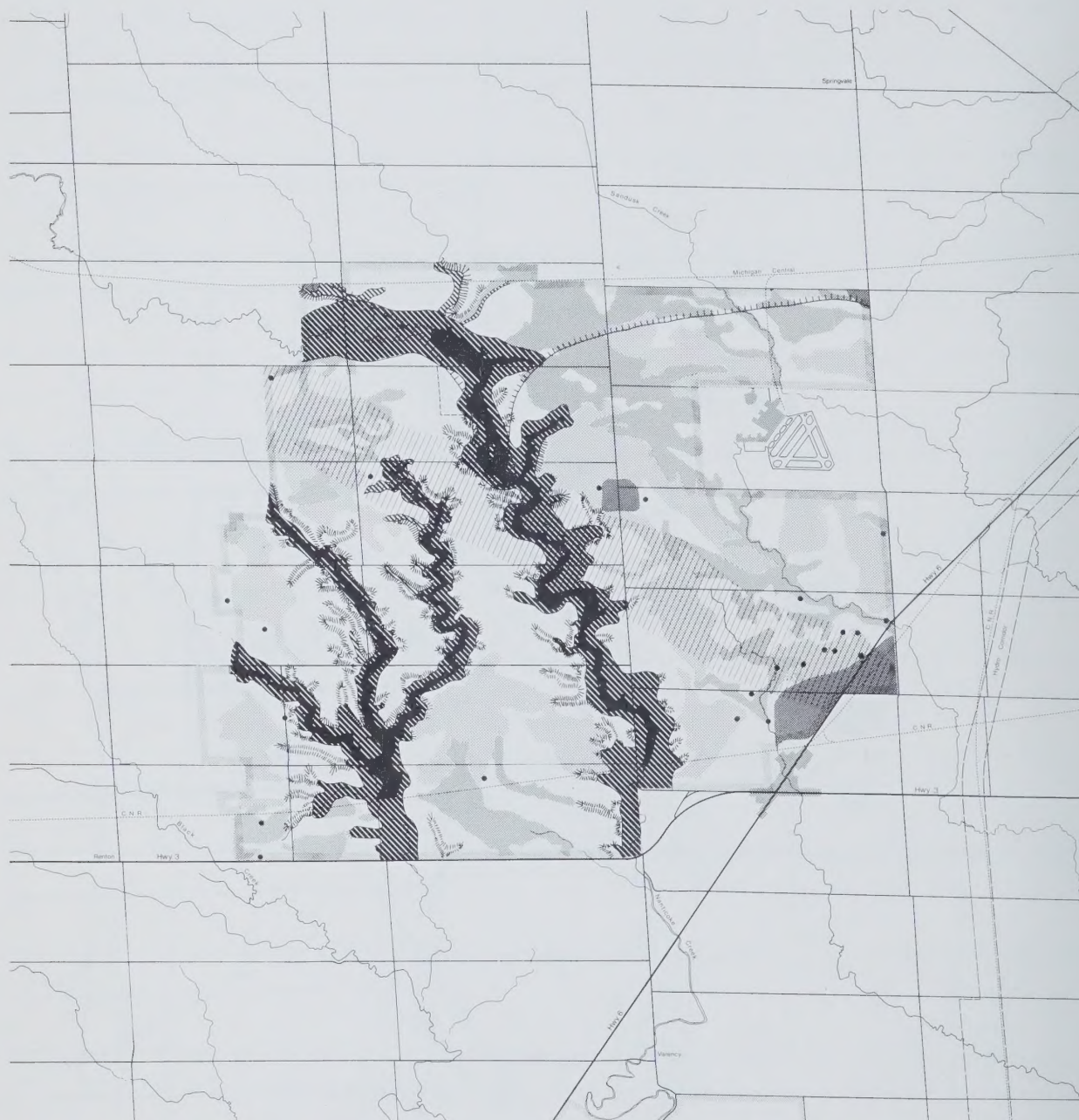
-  Woodlots: High Sensitivity to Urbanization
-  Medium Sensitivity to Urbanization
-  Low Sensitivity to Urbanization

-  Water Quality: Medium
-  Medium to Low
-  Low

-  Suggested Sites for International Biological Programme



Abiotic Constraints for Development



■ Flood Plain (Incomplete Data)

▨ Fill Line

■ Shallow Overburden (Less than 5M. to bedrock)

▨ Possible Bedrock Depressions

▨ Gypsum Bearing Formation

● Gas Wells

▨ Poorly Drained Soils (Less than 50%)

▨ Poorly Drained Soils (More than 50%)

▨ Steep Slopes (More than 9%)

▨ Other Areas Liable to Seasonal Flooding

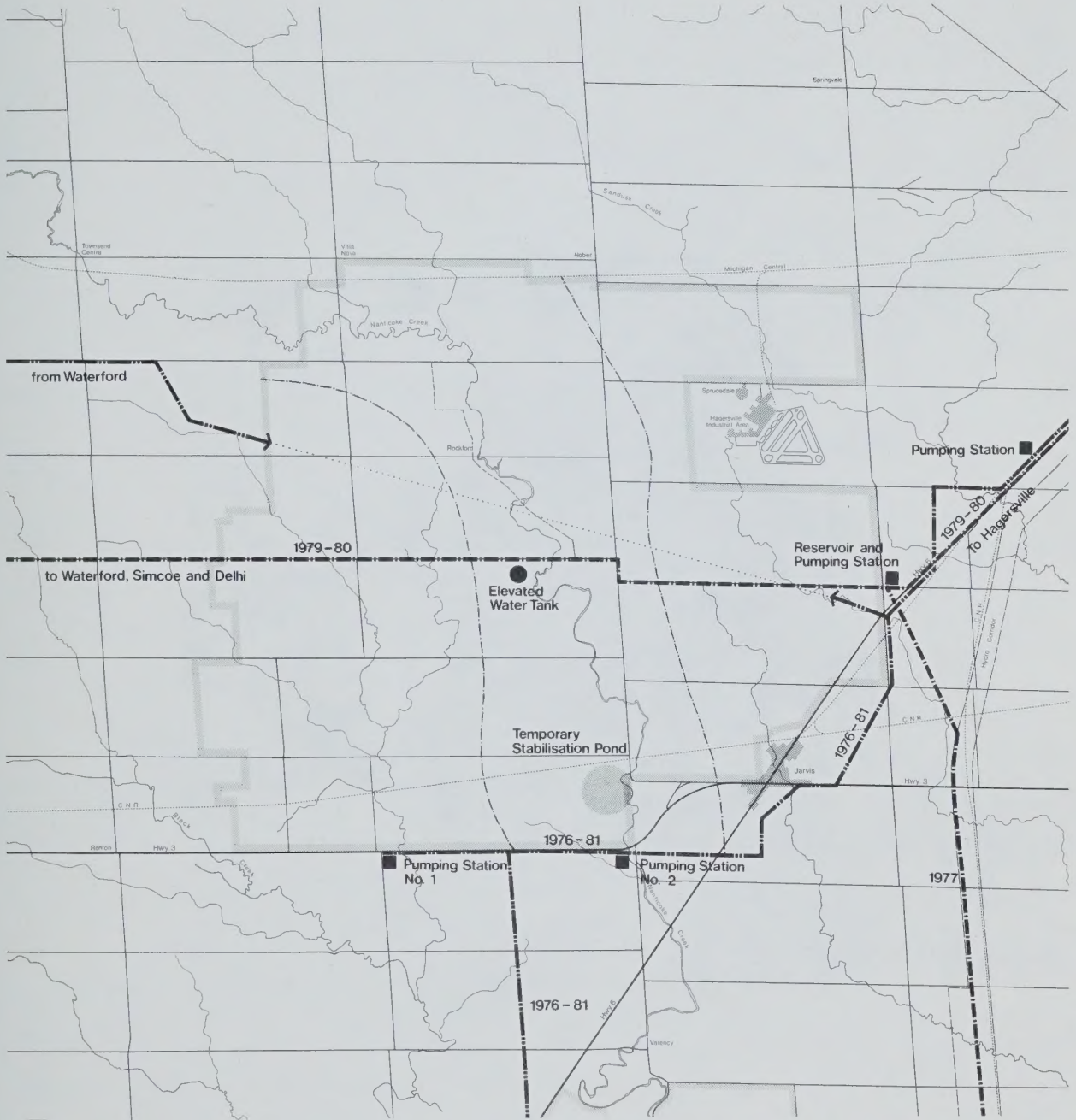





Existing Transportation Network



- Highways
- Railways
- Regional Roads

Proposed Regional Services



-  Water Transmission Main
-  Sanitary Drainage Trunk Sewer
-  Watershed Boundary

